

116.0

Map

0010

Block

0010.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 651,900 /

USE VALUE: 651,900 /

ASSESSed: 651,900 /

Total Card /

Total Parcel

651,900

651,900

651,900

651,900

651,900

651,900

PROPERTY LOCATION

No

Alt No

Direction/Street/City

19

HANCOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FURUKAWA ANTONIO &

Owner 2: WAIY ANNEM CHAN

Owner 3:

Street 1: 19 HANCOCK ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: PRIEST ROBERT S & JOAN B -

Owner 2: -

Street 1: 19 HANCOCK ST

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Wood Shingle Exterior and 1868 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

2

Above Stree

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

6619

Sq. Ft.

Site

0

70.

0.93

6

433,000

433,000

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

101

6619.000

213,400

5,500

433,000

651,900

Total Card

0.152

213,400

5,500

433,000

651,900

Total Parcel

0.152

213,400

5,500

433,000

651,900

Source: Market Adj Cost

Total Value per SQ unit /Card: 348.91

/Parcel: 348.91

Legal Description

User Acct

75108

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

116.0-0010-0010.A

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

101

FV

213,400

5500

6,619.

433,000

651,900

Year end

12/23/2021

2021

101

FV

205,200

5500

6,619.

433,000

643,700

Year End Roll

12/10/2020

2020

101

FV

205,200

5500

6,619.

433,000

643,700

643,700

Year End Roll

12/18/2019

2019

101

FV

186,800

5500

6,619.

426,800

619,100

619,100

Year End Roll

1/3/2019

2018

101

FV

186,800

5500

6,619.

327,800

520,100

520,100

Year End Roll

12/20/2017

2017

101

FV

186,800

5500

6,619.

309,300

501,600

501,600

Year End Roll

1/3/2017

2016

101

FV

186,800

5500

6,619.

284,500

476,800

476,800

Year End

1/4/2016

2015

101

FV

185,800

5500

6,619.

266,000

457,300

457,300

Year End Roll

12/11/2014

PREVIOUS ASSESSMENT

SALES INFORMATION

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

PRIEST ROBERT S

62699-551

9/27/2013

463,000

No

No

17025-355

5/1/1986

193,000

No

No

Y

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

3/23/2021

335

Redo Kit

28,200

C

10/5/2015

1495

Re-Roof

5,000

ACTIVITY INFORMATION

Date

Result

By

Name

10/4/2018

MEAS&NOTICE

CC

Chris C

3/3/2009

Meas/Inspect

372

PATRIOT

2/11/2000

Meas/Inspect

263

PATRIOT

12/1/1981

CM

Sign:

VERIFICATION OF VISIT NOT DATA

__/_/

Total AC/HA: 0.15195

Total SF/SM: 6619

Parcel LUC: 101

One Family

Prime NB Desc

ARLINGTON

Total: 433,000

Spl Credit

Total: 433,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

